

**OWNER'S ACCEPTANCE**

THE CITY OF AVON, OWNER OF THE HEREON PLATED LANDS, DOES HEREBY ACCEPT THIS PLAT AND DEDICATE THE SAME FOR PUBLIC USE BEING PART OF:  
 #1 PPN 04-00-015-109-162  
 #2 PPN 04-00-015-109-170  
 #3 PPN 04-00-015-109-036  
 #4 PPN 04-00-015-109-164  
 #5 PPN 04-00-015-109-054

AND ALSO GRANT UNTO EXISTING UTILITIES COMPANIES LYING WITHIN DETROIT ROAD - S.R. 254 RIGHT OF WAY, THEIR SUCCESSORS AND ASSIGNS HERINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT OF WAY AND EASEMENT.

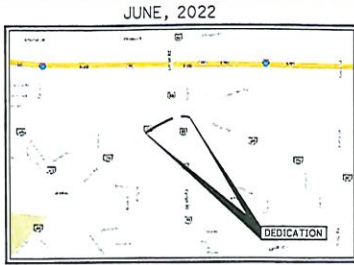
BRYAN K. JENSEN  
 MAYOR OF THE CITY OF AVON

**NOTARY**

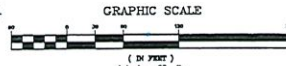
COUNTY OF OHIO )  
 STATE OF OHIO ) SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ MAYOR OF THE CITY OF AVON, WHO ACKNOWLEDGE THAT \_\_\_\_\_ DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS \_\_\_\_\_ FREE ACT AND DEED AND AS SUCH OFFICER AND THE FREE CORPORATE ACT AND DEED OF SAID ENTITY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO

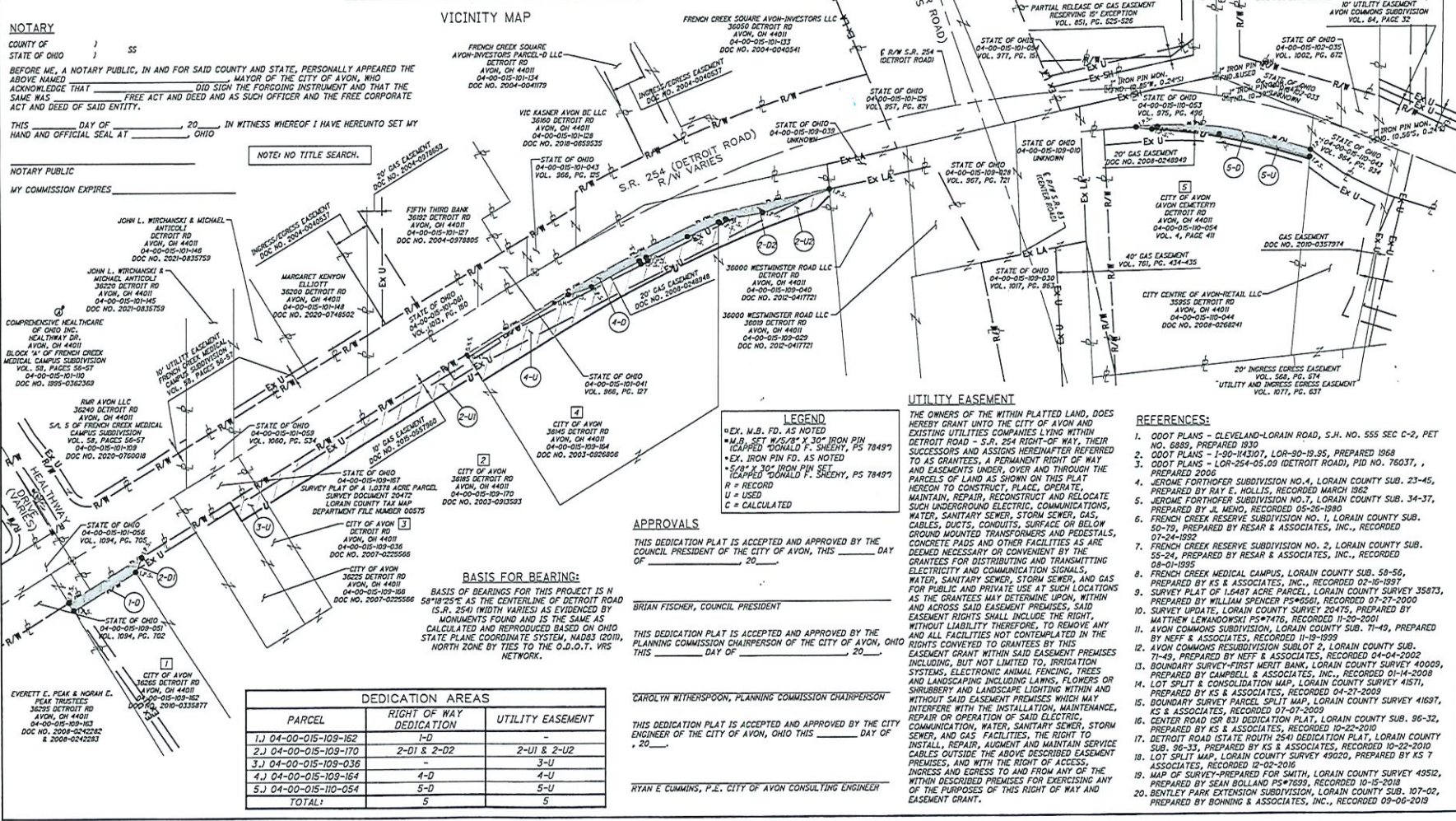
NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



**DEDICATION PLAT**  
 WITH UTILITY EASEMENTS  
 DETROIT ROAD - S.R. 254  
 KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION 15, TOWNSHIP 7 NORTH, RANGE 16 WEST  
 CITY OF AVON  
 LORAIN COUNTY, OHIO



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, THAT IRON PINS OR PIPES WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN INDICATE ANGLES ONLY. ALL OF WHICH I INFORMATION TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.  
 DONALD F. SENEHY  
 P.S. NO 7849



**LEGEND**  
 \*EX. M.B. FD. AS NOTED  
 \*M.B. SET W/5/8" x 3/8" IRON PIN (COMPILED DONALD F. SENEHY, PS 7849)  
 \*EX. IRON PIN FD. AS NOTED  
 \*5/8" x 3/8" IRON PIN SET (COMPILED DONALD F. SENEHY, PS 7849)  
 R = RECORD  
 U = USED  
 C = CALCULATED

**APPROVALS**  
 THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF AVON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BRIAN FISCHER, COUNCIL PRESIDENT

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 RYAN E. CUMMINS, P.E. CITY OF AVON CONSULTING ENGINEER

**DEDICATION AREAS**

PARCEL	RIGHT OF WAY DEDICATION	UTILITY EASEMENT
1.) 04-00-015-109-162	1-D	-
2.) 04-00-015-109-170	2-D1 & 2-D2	2-U1 & 2-U2
3.) 04-00-015-109-036	-	3-U
4.) 04-00-015-109-164	4-D	4-U
5.) 04-00-015-109-054	5-D	5-U
TOTAL:		5

**UTILITY EASEMENT**  
 THE OWNERS OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF AVON AND EXISTING UTILITIES COMPANIES LYING WITHIN DETROIT ROAD - S.R. 254 RIGHT-OF-WAY, THEIR SUCCESSORS AND ASSIGNS HERINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT OF WAY AND EASEMENTS UNDER, OVER AND THROUGH THE PARCELS OF LAND AS SHOWN ON THIS PLAT HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, COMMUNICATIONS, WATER, SANITARY SEWER, STORM SEWER, GAS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEGS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEDICATED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, WATER, SANITARY SEWER, STORM SEWER, AND GAS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRICAL ANNUAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATION, WATER, SANITARY SEWER, STORM SEWER, AND GAS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

- REFERENCES:**
- 00T PLANS - CLEVELAND-LORAIN ROAD, S.H. NO. 555 SEC C-2, P.ET NO. 6889, PREPARED 1930
  - 00T PLANS - 1-30-K4307, LOR-80-19-35, PREPARED 1968
  - 00T PLANS - LOR-254-05-03 (DETROIT ROAD), PID NO. 76037, PREPARED 2006
  - JEROME FORTHOFFER SUBDIVISION NO. 4, LORAIN COUNTY SUB. 23-45, PREPARED BY RAY E. HOLLIS, RECORDED MARCH 1952
  - JEROME FORTHOFFER SUBDIVISION NO. 7, LORAIN COUNTY SUB. 34-37, PREPARED BY J. MEND, RECORDED 05-26-1980
  - FRENCH CREEK RESERVE SUBDIVISION NO. 1, LORAIN COUNTY SUB. 50-79, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 07-24-1992
  - FRENCH CREEK RESERVE SUBDIVISION NO. 2, LORAIN COUNTY SUB. 55-24, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 08-01-1995
  - FRENCH CREEK MEDICAL CAMPUS, LORAIN COUNTY SUB. 58-56, PREPARED BY KS & ASSOCIATES, INC., RECORDED 02-10-1997
  - SURVEY PLAT OF 1.6487 ACRE PARCEL, LORAIN COUNTY SURVEY 35878, PREPARED BY WILLIAM SPENCER PS#561, RECORDED 07-27-2000
  - SURVEY UPDATE, LORAIN COUNTY SURVEY 28475, PREPARED BY MATTHEW LEWANDOWSKI PS#7476, RECORDED 11-20-2001
  - AVON COMMONS SUBDIVISION, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 11-9-1999
  - AVON COMMONS RESUBDIVISION SUBLOT 2, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 04-04-2002
  - BOUNDARY SURVEY-FIRST MERIT BANK, LORAIN COUNTY SURVEY 40009, PREPARED BY GAMBELL & ASSOCIATES, INC., RECORDED 01-14-2008
  - LOT SPLIT & CONSOLIDATION MAP, LORAIN COUNTY SURVEY 41571, PREPARED BY KS & ASSOCIATES, RECORDED 04-27-2009
  - BOUNDARY SURVEY PLAT MAP, LORAIN COUNTY SURVEY 41637, KS & ASSOCIATES, RECORDED 07-07-2009
  - CENTER ROAD (SR 83) DEDICATION PLAT, LORAIN COUNTY SUB. 96-32, PREPARED BY KS & ASSOCIATES, RECORDED 02-20-2010
  - DETROIT ROAD (S.R. 254) DEDICATION PLAT, LORAIN COUNTY SUB. 96-33, PREPARED BY KS & ASSOCIATES, RECORDED 10-22-2010
  - LOT SPLIT MAP, LORAIN COUNTY SURVEY 49020, PREPARED BY KS 7 ASSOCIATES, RECORDED 02-02-2016
  - MAP OF SURVEY-PREPARED FOR SMITH, LORAIN COUNTY SURVEY 49512, PREPARED BY SEAN BOLLAND PS#7699, RECORDED 10-15-2016
  - BENTLEY PARK EXTENSION SUBDIVISION, LORAIN COUNTY SUB. 107-02, PREPARED BY BOHNING & ASSOCIATES, INC., RECORDED 09-06-2019

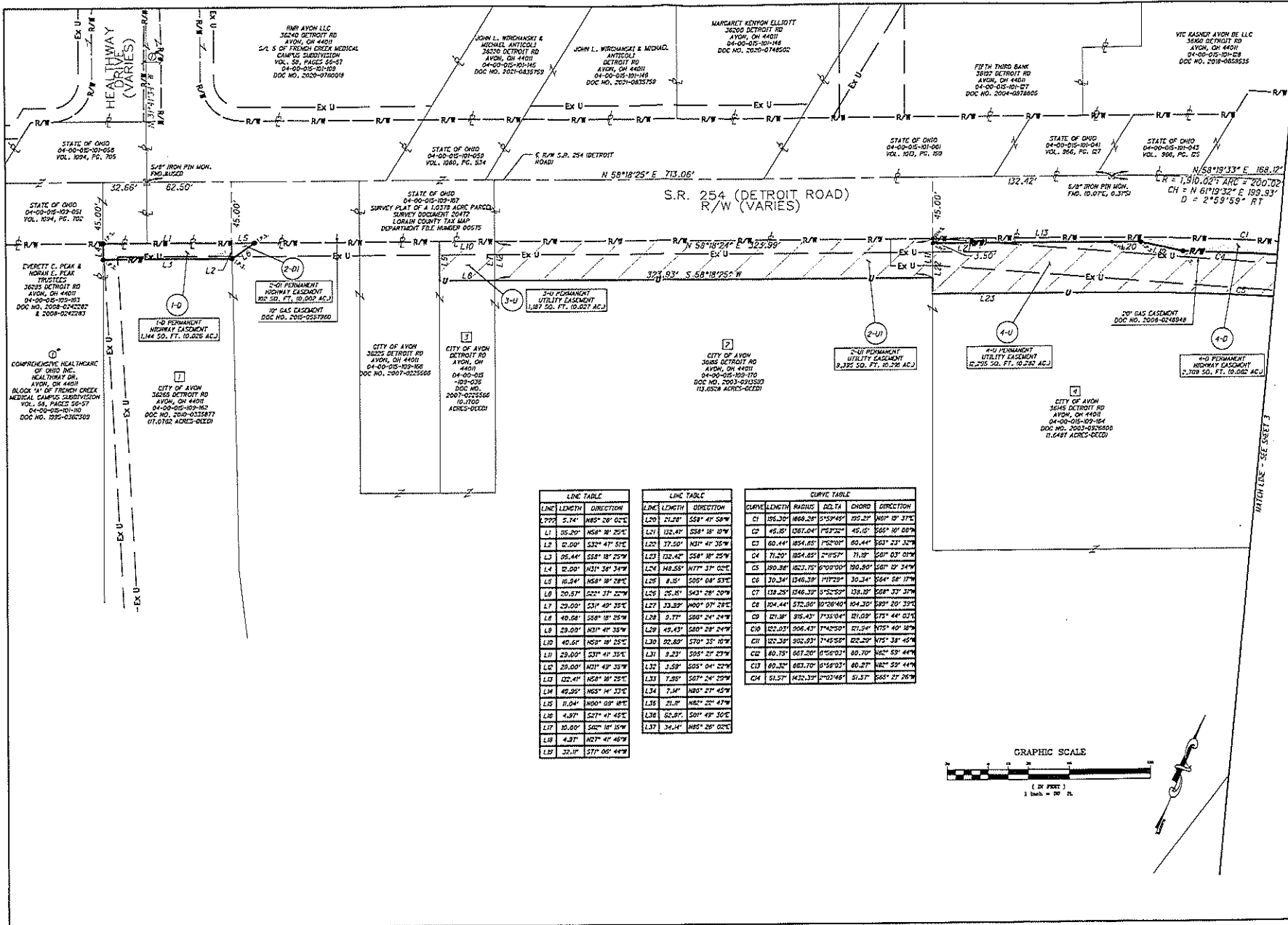
**CHAGRIN VALLEY ENGINEERING, LTD.**  
 Creative Engineers. Intelligent Solutions.  
 17244 WOODBURN RD., SUITE 100, WOODBURN, OHIO 43081  
 TEL: 614.433.1111 FAX: 614.433.1112

**DEDICATION PLAT**  
 S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY AND UTILITY EASEMENTS  
 CITY OF AVON  
 LORAIN COUNTY, OHIO

FORMED BY: 50K  
 DRAWN BY: 50K  
 CHECKED BY: JAW  
 DATE: 06/08/2022  
 SCALE: 1"=60'  
 SCALE:

PROJECT NUMBER  
**19415**  
 Drawing Name

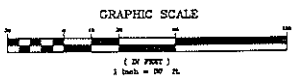
SHEET: 1  
 TOTAL SHEETS: 3



LINE LENGTH	DIRECTION
0.75'	S 74° 18' 00" E 10.00'
1.1	S 85° 20' 00" E 10.00'
1.2	S 82° 41' 51" E 10.00'
1.3	S 85° 44' 58" W 20.00'
1.4	S 85° 00' 00" W 34.00'
1.5	S 85° 00' 00" W 28.00'
1.6	S 85° 00' 00" W 27.00'
1.7	S 85° 00' 00" W 28.00'
1.8	S 85° 00' 00" W 28.00'
1.9	S 85° 00' 00" W 28.00'
2.0	S 85° 00' 00" W 28.00'
2.1	S 85° 00' 00" W 28.00'
2.2	S 85° 00' 00" W 28.00'
2.3	S 85° 00' 00" W 28.00'
2.4	S 85° 00' 00" W 28.00'
2.5	S 85° 00' 00" W 28.00'
2.6	S 85° 00' 00" W 28.00'
2.7	S 85° 00' 00" W 28.00'
2.8	S 85° 00' 00" W 28.00'
2.9	S 85° 00' 00" W 28.00'
3.0	S 85° 00' 00" W 28.00'
3.1	S 85° 00' 00" W 28.00'
3.2	S 85° 00' 00" W 28.00'
3.3	S 85° 00' 00" W 28.00'
3.4	S 85° 00' 00" W 28.00'
3.5	S 85° 00' 00" W 28.00'
3.6	S 85° 00' 00" W 28.00'
3.7	S 85° 00' 00" W 28.00'
3.8	S 85° 00' 00" W 28.00'
3.9	S 85° 00' 00" W 28.00'
4.0	S 85° 00' 00" W 28.00'

LINE LENGTH	DIRECTION
1.00	S 58° 18' 25" E 713.06'
1.01	S 58° 18' 25" E 713.06'
1.02	S 58° 18' 25" E 713.06'
1.03	S 58° 18' 25" E 713.06'
1.04	S 58° 18' 25" E 713.06'
1.05	S 58° 18' 25" E 713.06'
1.06	S 58° 18' 25" E 713.06'
1.07	S 58° 18' 25" E 713.06'
1.08	S 58° 18' 25" E 713.06'
1.09	S 58° 18' 25" E 713.06'
1.10	S 58° 18' 25" E 713.06'
1.11	S 58° 18' 25" E 713.06'
1.12	S 58° 18' 25" E 713.06'
1.13	S 58° 18' 25" E 713.06'
1.14	S 58° 18' 25" E 713.06'
1.15	S 58° 18' 25" E 713.06'
1.16	S 58° 18' 25" E 713.06'
1.17	S 58° 18' 25" E 713.06'
1.18	S 58° 18' 25" E 713.06'
1.19	S 58° 18' 25" E 713.06'
1.20	S 58° 18' 25" E 713.06'

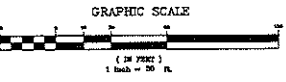
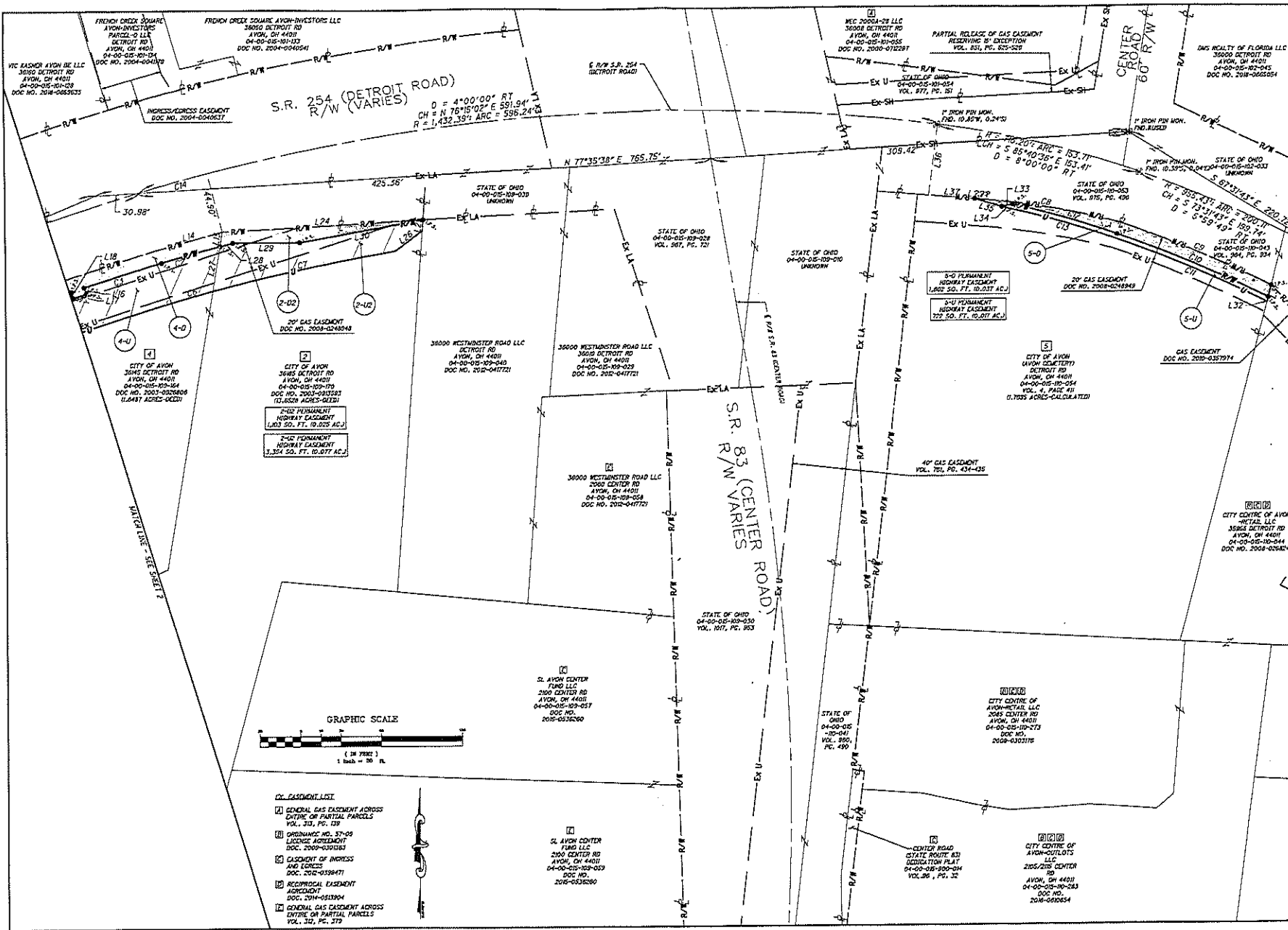
CURVE LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	185.32'	105° 59' 49"	252.20'	N 89° 00' 00" E
C2	45.82'	107° 52' 21"	45.05'	S 89° 00' 00" W
C3	60.44'	105° 59' 49"	60.44'	S 89° 00' 00" W
C4	71.20'	105° 59' 49"	71.20'	S 89° 00' 00" W
C5	190.38'	105° 59' 49"	190.38'	S 89° 00' 00" W
C6	30.34'	105° 59' 49"	30.34'	S 89° 00' 00" W
C7	118.25'	105° 59' 49"	118.25'	S 89° 00' 00" W
C8	104.44'	105° 59' 49"	104.44'	S 89° 00' 00" W
C9	21.98'	105° 59' 49"	21.98'	S 89° 00' 00" W
C10	122.03'	105° 59' 49"	122.03'	S 89° 00' 00" W
C11	122.39'	105° 59' 49"	122.39'	S 89° 00' 00" W
C12	40.79'	105° 59' 49"	40.79'	S 89° 00' 00" W
C13	60.32'	105° 59' 49"	60.32'	S 89° 00' 00" W
C14	51.57'	105° 59' 49"	51.57'	S 89° 00' 00" W



**CVE** CHAGRIN VALLEY ENGINEERING, LTD.  
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 10775 W. 150th St., Suite 100, Cleveland, OH 44130  
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DEDICATION PLAN  
 S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY AND UTILITY EASEMENTS  
 CITY OF AVON  
 LORAIN COUNTY, OHIO

1  
 REVISION BY: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 06/08/2022  
 SCALE: 1"=30'  
 SHEET: 2  
 TOTAL SHEETS: 3



- EASEMENT LIST**
- 1. GENERAL GAS EASEMENT ACROSS CENTRE OR PARTIAL PARCELS VOL. 37, PG. 125
  - 2. ORDINANCE NO. 57-29 LICENSE AGREEMENT REC. 2000-031383
  - 3. EASEMENT OF INGRESS AND EGRESS DOC. 2012-0398471
  - 4. RECREATIONAL EASEMENT AGREEMENT DOC. 2014-0513904
  - 5. GENERAL GAS EASEMENT ACROSS CENTRE OR PARTIAL PARCELS VOL. 32, PG. 373

**CVE**  
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 20316 Woodloch Drive, Suite 101  
 Avon, OH 44011  
 Phone: (440) 937-1100  
 Fax: (440) 937-1101  
 Email: info@cve-engineering.com

**DEDICATION PLAT**  
 S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY AND UTILITY EASEMENTS  
 CITY OF AVON  
 LORAIN COUNTY, OHIO

DESIGNED BY:	SDK
DRAWN BY:	SDK
CHECKED BY:	MAW
DATE:	05/20/2022
SCALE:	1"=50'
PROJECT NUMBER:	19415
Drawing Name:	
SHEET:	3
TOTAL SHEETS:	3